

Questions for RCC Meeting, 27 November 2017

1. Since the Mayor of London has accelerated the introduction of an ULEZ (Ultra Low Emission Zone) in London, will the Barbican Estate Office firstly, urge the City of London to accelerate its plans for the introduction of electric charging points in CoL car parks and, secondly, draw up a plan for accelerated introduction of same within the Barbican Estate?

A Please see Item 3 of update report. Any comments received will be fed back to the Electric Vehicle Charging Working Party (which was set up by the BRC).

2. The BJHG Committee is particularly concerned that the vents in the corridors draw air in, rather than extracting it. This could facilitate the rapid spread of toxic fumes throughout the building even if the fire is contained, and limited, to a small area. We

believe that the concrete structure of the Barbican is robust enough to prevent fire taking hold as it did in Grenfell Tower, but we want the BEO to reassure us that they are aware of our concerns regarding the air intake and explain why the vents/fans

continue to operate in this manner.

A This matter has been looked at by 2 City of London Fire Safety Officers, the District Surveyor and the London Fire Brigade. The response remains;

The corridor is ventilated by way of natural ventilation and this is achieved by providing openings from the building to fresh air; the area is ventilated by the natural movement of the air. The openings for natural ventilation in the corridor are permanent and I have been informed that this is acceptable.

3. Fire safety

In the minutes of the last meeting under item 10 it was noted that officers were taking legal advice on the implication of charging to Lease holders. The current meeting report does not make clear whether this advice has been received or what it is.

A This advice has yet to be received and discussed

4. Fire risk assessment 3. This new type of risk assessment reaches into a resident's flat. Have Officers yet given consideration to the implications of this? In particular if a long leaseholder has taken steps which may alter their own personal safety, but has not threatened the core issue of fire containment within the flat, will any output from the FRA3 assessment be enforceable? The issue is somewhat akin to residents continuing to use older tumble dryers and similar equipment which a well known supplier has accepted may be a fire risk but is refusing to undertake a full recall.

The result could be deemed to affect the owner and not the surrounding residents if fire containment is sufficient.

A This will be looked at as part of the upcoming FRAS.

5. What immediate improvements have the Estate Office decided to make following the inadequate communications accompanying the September Service Charge demands?

A The service charge communications are being reviewed by the Service Charge Working Party.

6. It is now over eight months since Thomas More House residents asked for the residents' information board in the Thomas More House Car Park to be moved somewhere more suitable, e.g. the Estate Office. What is happening?

A Resourcing limitations within the BEO this summer, have meant several smaller projects have had to be put back and postponed. The BEO is currently reviewing its resourcing for the future.

7. At the last two RCC meetings we wrote to ask what proportion of Roof Costs the City would absorb given the debacle over roof warranties.

a. Is an answer now forthcoming?

b. If not, can this be made an agenda item for the next RCC meeting?

A Please see Agenda Plan 2018. This item will be coming to RCC in March 2018.

8. What were the results of the Speed Garden survey?

A Results from this survey are currently being analysed by the BEO before being reviewed by Gardens Advisory Group. They will then be publicised across the estate. We anticipate this will be in December.

9. Is the £45,000 'carry forward bid' re the potential community room in the Barbican Library a Service Charge item?

a. If yes, why?

A No.

10. Re General Data Protection Regulation compliance, is it still acceptable for blocks to operate membership on an Opt-Out basis?

a. If not, is there not more risk to data being inadvertently mishandled when each block has to hold same?

A There will be an update on General Data Protection Regulations at the BRC on 11 December. This will be forwarded to RCC members following the meeting. We will still refer residents to the Government Website for more specific queries.

11. Service charges: heating costs rose last year after a mild winter. Why was this?

A Overall the consumption across the estate increased by nearly 14% in comparison to 2015/16. Also, the new rates for electricity came into force in October 2016 following a tender exercise in the summer.

12. Underfloor heating: Why does the underfloor heating come on just twice a day? Would it be more effective for it to come on three times (for instance) a day to even out the output of heat?

A The heating for the estate is spread over 3 different profiles due to the high load on the national grid. They vary slightly at which time of day they switch on/off but largely follow the same pattern. They come on between 1pm and 4pm, 8pm and 1.30am then finally 2.30am and 7.30am dependent upon external temperatures.